



# DEVELOPMENT METHODS



“Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.”

*--Edward T. McMahon, The Conservation Fund--*

## Development methods...

refer to the ways various land uses are implemented. Following are goals and recommendations made by the various Indianapolis Insight Issue Committees that suggest improved methods for putting together the physical attributes of the City.

The recommendations are divided into three sections for ease of reference. The first section looks at issues pertaining to the environment, infrastructure and transportation. The second section looks at issues that are manifested at a county-wide level such as those pertaining to the economy, social and cultural concerns and Marion County's relationships with surrounding jurisdictions. The third section looks at issues that are typically manifested on a neighborhood level, although they may occur in many locations around the County. These issues typically involve housing, redevelopment or strengthening of community based organizations.

Recommendations for ordinance changes and revisions to planning and zoning procedures related to land use may be found in Chapter Nine: Implementation of the Comprehensive Plan. It expresses the land use goals of this plan and explains the principles underlying the land use plan recommendations.

### Development Methods Goals

- Develop the city in a manner that does not threaten the underground supply of drinking water or unduly contributes to flooding or diminished surface water quality
- Develop the city in a manner that does not unduly contribute to diminished air quality and, where possible, retrofit the form of the city to improve air quality.
- Reserve quality open space as habitats for plants and animals and for the well-being and quality-of-life of the city's citizens.
- Take full advantage of the positive impacts of trees on the urban environment by conserving existing trees and planting new trees.
- Provide protections from excessive light and noise; set standards for aesthetics to avoid "visual pollution".
- Maximize the performance and long-term viability of the current thoroughfare system.
- Improve pedestrian mobility.
- Use transportation and infrastructure improvements to enhance the quality of life by providing transportation choices that enhance both individual and community mobility.
- Discourage or prevent the encroachment of incompatible uses into each other; be

open to appropriate ways to mix and mesh more compatible uses.

- Preserve the integrity of neighborhoods in the development of transportation and infrastructure.

<b>DEVELOPMENT METHODS</b> Environmental/Infrastructure/Transportation Issues		
<b>Recommendations</b>	<b>Responsible parties</b>	<b>Comments</b>
Encourage development practices that protect existing natural features/assets, promote innovative land use designs and focus on sustainable natural systems.	DMD,DPR Environmental Organizations	Environmental amenities such as streams, wetlands, wooded areas, and open space can be preserved for the residents/customers/ employees of the development to enjoy.
Support the proposed amendments to Stormwater Design and Construction Specifications Manual to require control of stormwater runoff quality based on management of total suspended solids through the use of Best Management Practices (BMPs).	DPW	
Amend state law to allow municipalities to ban new non-residential construction utilizing septic systems.	DMD, HHMC	Although DMD can suggest such legislation, it is in the control of the State legislature to propose, hear and enact legislation.
Within the City's overall redevelopment program, provide special marketing of properties in wellfields for redevelopment with non- or less-polluting industry.	DMD, MIBOR	Tax delinquent properties may be a good place to start.
Continue the review of new business development in wellfield protection areas for wellfield protection measures as required by the Wellfield Protection Zoning Ordinance.	DMD, DPW	This is done through the review of the TQP (Technically Qualified Person).
Emphasize brownfield clean-up and redevelopment in wellfields within the City's overall brownfield program.	DMD, DPW	New land uses should not be those with a risk of groundwater contamination.

<b>DEVELOPMENT METHODS</b> Environmental/Infrastructure/Transportation Issues		
<b>Recommendations</b>	<b>Responsible parties</b>	<b>Comments</b>
Develop programs to identify and work to conserve street trees and notable specimen trees.	City Forester, DPR, DMD	
Determine the appropriate agency to work on issues concerning conservation of topsoil in new developments instead of current, common practice of scraping and selling topsoil during development of a parcel.	DMD, DPW	This is important for stormwater percolation, which contributes to aquifer recharge, reduced run-off and more easily maintained turf (less watering, less chemicals).
Encourage the redevelopment of existing cities and towns in the region. This will reduce development pressures on rural areas.	DMD, other cities, towns and county planning agencies	
Encourage more interconnections of communities in the region with bicycle trails, pedestrian sidewalks and pathways.	DMD, DPW, other planning and public works agencies in region	Sidewalks are needed along all types of streets and highways (except limited access-freeways).
Within the Thoroughfare Plan, establish standards for the visual appearance of thoroughfares.	MPO	This includes landscaping, signage, and lighting.
Restore utility rights-of-way and public ways to their natural plant community as appropriate.	Utilities	
Provide for connectivity between various modes of public transportation.	DPW, IndyGo, MPO	
Provide sidewalk, multipurpose paths and other pedestrian mobility infrastructure to improve access to all public transportation.	MPO, DPW	



<b>DEVELOPMENT METHODS</b> Environmental/Infrastructure/Transportation Issues		
<b>Recommendations</b>	<b>Responsible parties</b>	<b>Comments</b>
Retrofit existing neighborhoods with sidewalks or multipurpose paths where appropriate and wanted.	DMD, DPW, DPR and MPO	
Provide sidewalks or multi-purpose paths on arterial streets that currently do not have sidewalks as part of significant roadway projects (widening, full depth resurfacing).	DPW, MPO	
Increase development of multipurpose paths as part of roadway projects.	DPR, DPW, Neighborhood Associations	Convenient locations for recreation can increase the likelihood that sedentary people will become active.
Use utility rights-of-way for multi-modal paths.	DPR	
Improve paramobility in the city's transportation systems.	DMD, DPW, DPR and MPO	Paramobility = accessible to persons with disabilities
Establish safe pedestrian crossings at intersections.	DPW	
Implement traffic calming standards for new neighborhoods and, where feasible, for existing neighborhoods.	DPW	
Maximize the use of interior access or frontage roads, pedestrian connectivity and other accessibility features to minimize traffic congestion on thoroughfares.	DMD, DPW	
Minimize curb cuts on thoroughfares.	DPW	

DEVELOPMENT METHODS			County Level Issues	
Recommendations	Responsible Parties	Comments		
Preserve the character of our community and the city's cultural legacy ranging from its ordinary neighborhoods to its well-known landmarks. Strive to reduce barriers to preservation. As appropriate, offer incentives for rehabilitating and adapting historic buildings for new uses.	DMD, Neighborhood Groups, City-County Council	Subarea plans and historic districts are examples of tools that can preserve character.		
Capitalize on the potential of public projects to serve as symbols of the city, or to express the identity and special character of the area where they are located. Public projects should exhibit excellence in urban design and architecture.	DMD, DPW, Libraries, Universities, Schools, Hospitals, etc.	Projects should consider their impact on the community, respect the surrounding context, use local building and landscaping materials, emphasize conservation, and draw on the region's cultural heritage; enhance accessibility; and integrate art into the design of the project.		

DEVELOPMENT METHODS			Neighborhood Level Issues	
Recommendations	Responsible Parties	Comments		
Enhance unique characteristics that identify neighborhoods and create a sense of place.	Neighborhoods, Home Owners Associations (HOAs), Keep Indianapolis Beautiful (KIB), Developers, United Way	Architectural signage, plaques, street furniture, trees, and flower plantings should be used to enhance gateways within a neighborhood.		
Develop commercial uses that are appropriately designed and scaled to a pedestrian friendly neighborhood.	DMD, Developers			



DEVELOPMENT METHODS		Neighborhood Level Issues
Recommendations	Responsible Parties	Comments
Use landscaping, lighting, traffic calming, pedestrian mobility and other features to preserve and enhance neighborhood commercial areas.	DMD, DPW, CDCs, Business associations	Reference Indiana Coalition of Outdoor Lighting Education
Use the best of “New Urbanism” concepts to keep housing conveniently located to retail, offices, personal services and employment opportunities.	DMD	Some “New Urbanism” principles may require zoning ordinance changes for land uses, urban design and architectural standards.
Foster public life throughout the city by incorporating a variety of open spaces and community gardens into neighborhoods. These areas can function as “public living rooms” for informal gathering and recreation.	Developers, HOA, Neighborhood Assoc.	City owned vacant lots within neighborhoods may be available for use.
Capitalize on opportunities for promoting community identity through the design of street space. Preserving, or encouraging among other things: street furnishings that reflect the ethnic heritage or architectural character of the surrounding neighborhood; artworks and markers commemorating important events or individuals; details that can reinforce community identity and authenticity such as light standards, street name markers, stone curbing or cobblestone paving or types of street trees; space for landscaping projects, etc.	DMD, DPR	Assist Neighborhoods in writing and applying for grants.
Reduce disinvestment and the perception of crime by improving the visual image of the area.	DMD, Neighborhood Assoc., IPD, MCSD	Some examples of ways to improve the visual image are, reducing signage, eliminating litter and graffiti, and providing venues for artistic murals.

DEVELOPMENT METHODS		
Neighborhood Level Issues		
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Encourage the use of the "Main Street" model for as many retail districts as possible.	State Main Street and National Main Street programs	Meeting the requirements of this program will insure that an area is organized and ready for retail redevelopment.
Revise policies regarding targets of incentives to include all older suburban areas, not just those within the pre-Unigov corporate limits.		Blighting and disinvestment is now occurring in areas outside the "Old City".
Make maximum use of public transit and alternative modes of transportation in redevelopment plans. Coordinate site planning to increase the convenience of transit riders, bicyclists and pedestrians.	DMD, MPO, IndyGo	Redevelopment sites may be more likely than "greenfield" sites to already have mass transit nearby.
Encourage the re-use of existing housing stock for historical identity, neighborhood stability, and affordability.	DMD, Historic Urban Neighborhoods of Indianapolis (HUNI), Historic Landmarks Foundation of Indiana (HLFI), MIBOR, MCANA	
Using neighborhood plans, corridor plans and plans for historic districts, identify properties that are vacant, obsolete or substandard and can be eligible for tax abatement or other incentives.	DMD	Target development and redevelopment in areas that are served with all City services.